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JUN 22 2009

CITY OF GROVE CITY
4035 Broadway
Grove City, Ohio 43123
(614) 277-3000
Fax (614) 277-3011
www.ci.grove-city.oh.us

GC PLANNING COMMISSION

Amendment of
DEVELOPMENT PLAN
APPLICATION
FEE \$300.00

Date Submitted _____

PROJECT INFORMATION
PROJECT NAME: The Pinnacle Club of Grove City
PROPERTY LOCATION/ADDRESS: Subarea E
PARCEL TAX ID #: 040-009226 (115 acres total- 55.414 acres to be amended)
EXISTING ZONING: PUD-R, PROPOSED ZONING: PUD-R
PROPERTY OWNER(S): MI Homes of Central Ohio LLC
MAILING ADDRESS: 3 Easton Oval, Suite 540, Columbus, Ohio 43219
DAYTIME TELEPHONE: 614 418-8000, FAX NUMBER: (614) 418-8317, E-MAIL: _____

APPLICANT/AGENT
NAME OF APPLICANT: Jackson B. Reynolds, III c/o Smith & Hale LLC
MAILING ADDRESS: 37 W. Broad St., Suite 725, Columbus, Ohio 43215
DAYTIME TELEPHONE: 614 221-4255, FAX NUMBER: (614) 221-4409, E-MAIL: jreynolds@smithandhale.com
DESIGNATED CONTACT PERSON: Jack Reynolds, DAYTIME TELEPHONE: 614 221-4255

I, Jackson B. Reynolds, III, the applicant or the applicant's duly authorized agent, have read and understand the contents of this submittal. The information contained, including attached exhibits, is complete and true/correct, to the best of my knowledge. A completed checklist and required checklist items accompanies this application.
Site visits to the property may be necessary by City representatives. The Owner/Applicant hereby authorizes representatives to visit and/or photograph the property described in this application.
Signature of Applicant By: [Signature] Date: 6/11/09
Signature of Owner By: [Signature] Date: 6/11/09

FOR OFFICE USE ONLY
DATE RECEIVED: 6-22-09, PAYMENT RECEIVED/AMOUNT: 300, RECEIVED BY: Jen, CHECK #: 05090
DATE SCHEDULED FOR PC: 7-28-09, APPROVED PLAN ATTACHED: YES NO, TEXT INCLUDED: YES NO
PROJECT ID #: 200906220023, PLANNING COMMISSION ACTION: APPROVED DISAPPROVED

THE CITY OF GROVE CITY

DEVELOPMENT PLAN APPLICATION CHECKLIST

Please submit eighteen (18) copies of the following information in addition to the \$300.00 Development Plan fee no later than 4:00 PM two (2) weeks prior to the Planning Commission meeting you wish this application to be considered. Please be advised that plans must be folded and no application shall be considered complete without the proper fee.

Place all the following information on a scaled drawing on a 24" x 36" sheet.

- X 1. A title block in the lower right hand corner containing:
- "Development Plan"
 - Project Title and City Project No.
 - Name and address of Owner
 - Date
- X 2. Location Map.
- X 3. North Arrow. (up or to the left)
- X 4. The property dimensions and boundary lines of the site, including total acreage and /or total square footage of site and the approximate distance to the nearest cross street.
- X 5. All existing or proposed building locations on or adjacent to the property including existing structures per the BOCA and Ohio Fire Code as well as access points on and adjacent to the property. (Chap. 1511)
- X 6. All setbacks and building lines. (Chap. 1135.10)
- X 7. All existing public streets or private drives with street names, right-of-way and pavement width, median openings and all turn lanes. (Chap. 901)
- X 8. All railroad and utility right-of-ways and / or easements, parks or other public/open spaces and corporation lines within or adjacent to the tract.
- X 9. Proposed areas of dedication, if necessary, including streets, alleys, easements, or reserves by deed covenant with the condition proposed to the tract. (Chap. 1141.01a)
- X 10. Points of ingress / egress to the property including design and spacing of driveways in accordance with Chapter 1105 of the Codified Ordinances.
- X 11. Existing ground configuration, drainage channels, wooded areas, watercourses, and other significant physical features. (Chap. 1136)
- X 12. Parking area including number and layout of spaces, aisle width, garbage pick-up location (including privacy fencing around dumpster, area, with gates), per Ohio Fire Code and handicapped parking spaces. (Chap. 1136, 1511)
- X 13. Screening walls and location, type of screening wall, either living, masonry, or privacy fencing. (Chap. 1136.08)
- X 14. Indicate all areas to be landscaped, type of landscaping, and total square footage of landscaped areas in accordance with Chapter 1136 of the Codified Ordinances.
15. Show all mechanical equipment to be located on exterior of buildings. (HVAC, Exhaust Vents, Hoods, etc.) (Chap. 1341)

- X 16. Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract, or that will be used in developing the tract, indicating pipe sizes, grades, and locations including fire hydrants existing and proposed. (Chap. 953, 939, 1101)
- X 17. All proposed water and sewer lines with sizes indicated and location of valves, fire hydrants, manholes, and other appurtenances or structures shown. (Chap. 953, 939, 1101)
- X 18. All proposed or existing water and sewer connections, meter locations, size of meters, with meter and/or detector check valve vaults indicated. (Chap. 1101, 1103, 1133, 1307)
- X 19. Finished floor elevation of proposed or existing structures on the site referenced to sea level datum. (Chap. 1101, 1103, 1133, 1307)
- X 20. Existing and proposed contours of the tract in intervals of one foot or less, referenced to sea level datum. (Chap. 1101.05g)
- X 21. Proposed or existing on and offsite inlets, culverts or other drainage structures. (Chap. 1322, 1323)
- 22. Proposed signage for the entire site to include permitted square footage of all signs and permitted height and location of pole signs. (However, separate application for signage must be approved and sign permit issued.) (Chap. 1101.08)
- X 23. Proposed area lighting showing detail of each fixture and height. (on building and around parking area) (Chap. 1139.03)
- X 24. Zoning of the property as it now stands and the proposed zoning. (Chap. 1101)
- X 25. Proposed use of the site or buildings. (Chap. 1101.08)
- X 26. Storm water retention in accordance with section 1101.05 (g).
- X 27. Size of the building in square feet See Table 1135.10-I, 1135.12-II and 1135.14- III.
- X 28. Height of all structures including site lighting poles. (Chap. 1101)
- X 29. Number of living units, by number of bedrooms, if applicable. (Chap. 1135.10(g)(7))
- X 30. A certificate by a registered land surveyor or engineer that the premises covered by the plan have been surveyed, that the plan is correct, and that the monuments shown on the plat will be set in accordance with Section 1101.051.
- X 31. Color rendering for all elevations or facades of building with proposed materials and colors. Rendering must be 11 x 17 foldable sheet(s).
- X 32. Compliance to National Flood Insurance Program Community Panels No. 390173-0001 through 4. Show 100-year flood plain. (Chap. 1329)
- X 33. Site plan to be signed by an engineer or surveyor registered in the State of Ohio. (Chap. 1101.05)
- X 34. Signature block as follows:

City Administrator	
Service Director	
Review for the City of	
Grove City	
Jackson	
Township Fire Department	
- 35. Compliance with Historical Preservation Area requirements, if applicable, Chapter 1138 of the Codified Ordinances.
- X 36. A narrative description of the project of at least one paragraph in length.

NOTE: Revision of ANY PORTION of a site plan requires submission of the ENTIRE site plan.

THE PINNACLE CLUB OF GROVE CITY AMENDMENT STATEMENT
DEVELOPMENT STANDARDS TEXT
SUBAREA E AMENDMENT
June 22, 2009

M/I Homes is seeking to amend Subarea E of the Pinnacle Club final development plan last amended under C-28-07. Subarea E contains 115 acres as approved in 2007 and this third amendment only deals with 55.414 acres of the total subarea. The proposed amendment will adjust the number of types of houses to be constructed within the subarea. The current plan allows for 573 homes with the following breakdown:

- | | |
|-------------------|----------|
| 1. Carriage Homes | 323 lots |
| 2. Village Homes | 120 lots |
| 3. Town Homes | 110 lots |
| 4. Cottage Homes | 20 lots |

The total maximum density was calculated at approximately 5 units to the acre.

The proposed amendment calls for a total of 505 homes or a reduction of 68 homes from the subarea. The revised breakdown is as follows:

- | | |
|-------------------|----------|
| 1. Carriage Homes | 207 lots |
| 2. Village Homes | 240 lots |
| 3. Town Homes | 42 lots |
| 4. Cottage Homes | 16 lots |

The maximum density drops to 4.39 units to the acre under the proposed amended plan.

The increase in the Village Homes lots marks the change in the plan as the street layout and open space areas have been altered to handle the addition 50' x 120' lots within the 55.14 acre area.

The change to 50' x 120' lots served by garages off the publically dedicated streets rather than alley loaded garages will greatly reduce the total impervious surface within the 55.14 acres by 186,700 sq. ft. or 4.29 acres. This reduction represents a significant drop in the amount of impervious surface within the subarea.

As indicated earlier the density of the total of Subarea E has dropped from 5 homes per acre to 4.39 homes per acre and further one could see a density of 3.75 homes per acre for the 55.14 acres being altered within the total subarea.

The lot size proposed for the village Home is typically 50' x 120' whereas the Cottage Home was approved with a size of 31' x 100' and the Carriage Home was approved with a size of 47' x 70'. As one can see the lot size is larger under this amendment proposal.

The proposed Village Home size is to range from 1,200 sq. ft. to 2,350 sq. ft. (an increase of 50 sq. ft. for the largest home floor plan) whereas the two (2) units to be replaced were smaller in size - Cottage units - 1,699 sq. ft. to 1,894 sq. ft. and the Carriage units were to be 1,200 sq. ft. to 2,300 sq. ft. in size.

The open space currently approved for the subarea consists of 7 reserve/open space areas ranging from 0.28 acres to 4.7 acres with a total of 10.53 acres. The amendment proposes to eliminate 4 reserve/open space areas (the four that range from 0.28 acres to 0.48 acres) and proposes to utilize 3 open space areas that range in size from 1.88 acres to 6.58 acres. The proposed plan increases the reserve/open space areas by 1.89 acres for a total of 12.42 acres. The larger reserve/open space offers better areas of use rather than the smaller spaces and when combined with larger lots which include more green spaces (front and rear yards). The proposed plan is far better than the existing layout.

The proposed amendment is presented to address market demands and increased ecological advances that will allow M/I Homes the opportunity to offer new units with a greater variety of spaces and more green space within the community. New home models have been created for the increased number of Village lots to provide for an array of housing styles and facades within the community overall the property amendment will benefit the community within Subarea E as well as the Pinnacle Club of Grove City.



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A 55.414 ACRE ZONING
LOCATED WEST OF BUCKEYE PARKWAY AND
NORTH OF HOLTON ROAD
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO**

Situate in the State of Ohio, County of Franklin, City of Grove City and lying in Virginia Military Survey Number 6840 and being all of a 4.752 acre tract conveyed to M/I Homes of Central Ohio, LLC, by deed of record in Instrument Number 200405260121581, all of a 21.839 acre tract conveyed to M/I Homes of Central Ohio, LLC, by deed of record in Instrument Number 200405260121582, all that remains of an original 24.660 acre tract conveyed to M/I Homes of Central Ohio, LLC, by deed of record in Instrument Number 200310010314742 and part of a 209.152 acre tract conveyed to M/I Homes of Central Ohio, LLC, by deed of record in Instrument Number 200405260121580, all records herein are from the Recorder's Office, Franklin County, Ohio, said 55.414 acre tract being more particularly described as follows:

BEGINNING, at a point at the southeast corner of said 24.660 acre tract, said point also being at the southwest corner of Lot 226 as shown and delineated on the record plat of Creekside Section 5, a subdivision of record in Plat Book 106 Pages 1-2, and in the north line of Lot 348 as shown and delineated on the record plat of Creekside Section 7, a subdivision of record in Plat Book 107, Pages 86-87;

Thence North $86^{\circ}36'58''$ West, a distance of 579.44 feet, along the common line of said 24.660 acre tract and said Creekside Section 7, to a point at the northwest corner of Lot 343 of said Creekside Section 7;

Thence South $01^{\circ}58'42''$ West, a distance of 455.07 feet, along the line common to said Section 7 and said 21.839 acre tract, to a point in the line common to said Creekside Section 7, and an original 47.168 acre tract conveyed to B.J. Roach and Joanne W. Roach, by deed of record in Official Record 6203 J19, and at the southeast corner of said 21.839 acre tract;

Thence the following ten (10) courses and distances along the south lines of said 21.839 acre tract:

1. North $69^{\circ}27'45''$ West, a distance of 61.00 feet, to a point;

2. North 89°53'44" West, a distance of 40.00 feet, to a point;
3. South 72°11'27" West, a distance of 73.00 feet, to a point;
4. North 63°00'53" West, a distance of 34.00 feet, to a point;
5. North 23°19'28" West, a distance of 108.00 feet, to a point;
6. North 68°25'51" West, a distance of 98.00 feet, to a point;
7. North 33°25'38" West, a distance of 67.00 feet, to a point;
8. North 76°56'56" West, a distance of 125.00 feet, to a point;
9. South 77°04'14" West, a distance of 123.00 feet, to a point;
10. North 58°07'24" West, a distance of 109.92 feet, to a point at the common corner of said 21.839 acre tract, said 4.752 acre tract, a 26.826 acre tract conveyed to M/I Homes of Central Ohio, LLC, by deed of record in Instrument Number 200405260121581, and in the west line of said original 47.168 acre tract;

Thence the following four (4) courses and distances along the lines common to said 4.752 acre tract and said 26.826 acre tract:

1. North 49°38'57" West, a distance of 120.07 feet, to a point;
2. North 06°57'33" East, a distance of 180.00 feet, to a point;
3. South 74°49'32" West, a distance of 250.00 feet, to a point;
4. North 77°48'17" West, a distance of 250.49 feet, to a point on the easterly limited access right-of-way line of Interstate Route 71;

Thence the following three (3) courses and distances along the easterly limited access right-of-way line of Interstate Route 71:

1. North 40°15'29" East, a distance of 119.78 feet, to a point;
2. North 46°49'57" East, a distance of 2572.59 feet, to a point;
3. Along a curve to the left, having a delta angle of 00°50'38", an arc length of 176.81 feet, a radius of 12004.30 feet, a chord bearing of North 46°24'38" East, a chord length of 176.81 feet, to a point at the southwest corner of Reserve H as shown and delineated on the record plat of Pinnacle Club Section 2 Phase 1, a subdivision of record in Plat Book 106, Pages 93-95, said point also being in the

easterly limited access right-of-way line of Interstate Route 71 and in the west line of said original 209.152 acre tract;

Thence the following eight (8) courses and distances along the lines of said Pinnacle Club Section 2 Phase 1:

1. South $19^{\circ}53'59''$ East, a distance of 87.67 feet, to a point;
2. North $73^{\circ}34'00''$ East, a distance of 66.51 feet, to a point;
3. North $80^{\circ}29'59''$ East, a distance of 66.54 feet, to a point;
4. South $06^{\circ}02'01''$ East, a distance of 180.00 feet, to a point;
5. Along a curve to the right, having a delta angle of $10^{\circ}02'23''$ with an arc length of 64.83 feet, a radius of 370.00 feet, a chord bearing of North $88^{\circ}59'10''$ East, a chord length of 64.75 feet, to a point;
6. South $85^{\circ}59'39''$ East, a distance of 247.00 feet, to a point;
7. South $04^{\circ}00'21''$ West, a distance of 220.00 feet, to a point;
8. South $85^{\circ}59'39''$ East, a distance of 120.00 feet, to a point at the southeast corner of Lot 266 of said Pinnacle Club Section 2 Phase 1 and in the west right-of-way line of Snowy Meadow Drive (60' R/W) as shown on said Pinnacle Club Section 2 Phase 1;

Thence South $04^{\circ}00'59''$ West, a distance of 204.99 feet, along the west right-of-way line of said Snowy Meadow Drive and over and across said 209.152 acre tract, to a point;

Thence the following five (5) courses and distances over and across said 209.152 acre tract:

1. Along a curve to the right, having a delta angle of $89^{\circ}57'35''$, an arc length of 32.99 feet, a radius of 21.01 feet, a chord bearing of South $48^{\circ}59'46''$ West, a chord length of 29.70 feet, to a point;
2. North $85^{\circ}59'41''$ West, a distance of 818.98 feet, to a point;
3. South $04^{\circ}00'19''$ West, a distance of 169.99 feet, to a point;
4. South $85^{\circ}59'41''$ East, a distance of 130.00 feet, to a point;
5. South $04^{\circ}18'37''$ West, a distance of 0.59 feet, to a point at the northwest corner of Lot 212 of said Creekside Section 5;

Thence South 04°00'19" West, a distance of 1242.47 feet, along the west line of said Creekside Section 5, to the **POINT OF BEGINNING**, containing 55.414 acres, more or less.

Bearings are based on the record bearing of North 04°00'19" East, for the west line of Creekside Section 5, of record in Plat Book 106 Pages 1-2, of the Recorder's Office, Franklin County, Ohio.

This description was based on record information obtained from the Franklin County Recorder's Office and an actual field survey by Civil & Environmental Consultants, Inc. in February, 2009.

Civil & Environmental Consultants, Inc.

Pinnacle Section 2 – Sub-Area “E” adjacent property owners.

West side of I-71

TRAPHAGAN ROBERT C
4686 HEATHERBLEND CT
GROVE CITY OH 43123

CARTER SHARON E
4696 HEATHERBLEND CT
GROVE CITY OH 43123-3689

WARNER GREGORY W & LISA A
4704 HEATHERBLEND CT
GROVE CITY OH 43123

MCKNIGHT JEFFREY A
MCKNIGHT JENNIFER
4704 GOODMAN ST
GROVE CITY OH 43123

BAKER HOYT A JR
4714 GOODMAN ST
GROVE CITY OH 43123

O D O T
STATE OF OHIO HIGHWAY
PO BOX 899
COLUMBUS, OH 43216

O D O T
STATE OF OHIO HIGHWAY
PO BOX 899
COLUMBUS, OH 43216

O D O T
STATE OF OHIO HIGHWAY
PO BOX 899
COLUMBUS, OH 43216

GROVE CITY CHURCH OF THE
NAZARENE
4770 HOOVER RD
GROVE CITY OH 43123

GROVE CITY CHURCH OF THE
NAZARENE
PO BOX 758
GROVE CITY OH 43123

East Side of I-71

ROACH B J
ROACH JOANNE W
3980 BROADWAY
GROVE CITY OH 43123-2204

CREEKSIDE AT HOLTON ROAD
HOMEOWNERS ASSOC INC
9054 COTTER ST
LEWIS CENTER OH 43035

TODD TERRA J
TODD SCOTT R
4892 RHEIMS WY
GROVE CITY OH 43123

BIVENS PAUL R
BIVENS KAREN Y
4902 RHEIMS WAY
GROVE CITY OH 43123

ODUM STEVEN P
ODUM DEBRA A
4912 RHEIMS WY
GROVE CITY OH 43123

LEWIS DAWN L
4922 RHEIMS WAY
GROVE CITY OH 43123

MATSON RENDEL L
MILLER CHERYL A
4934 RHEIMS WAY
GROVE CITY OH 43123

SPRADLING AMY
SPRADLING MICHAEL
4946 RHEIMS WAY
GROVE CITY OH 43123

M/I HOMES OF CENTRAL OHIO
LLC
3 EASTON OVAL
COLUMBUS OH 43219

GREENE RICKEY J
GREENE KAREN L
4970 RHEIMS WAY
GROVE CITY OH 43123

BOHR GUNTHER
BOHR DEBRA
4566 TAYPORT AVE
GROVE CITY OH 43123

STYERS JAMES R II
STYERS DEBRA
4578 TAYPORT AVE
GROVE CITY OH 43123

SPENCER JANICE L
SPENCER ANDREW D
4590 TAYPORT AVE
GROVE CITY OH 43123

SALDANA MARCOS A
SALDANA JULIA M
4602 TAYPORT AVE
GROVE CITY OH 43123

MILLER DOUGLAS S
MILLER TRISHA L
4614 TAYPORT AVE
GROVE CITY OH 43123

SANTIAGO IRVING
SANTIAGO CHRISTINA L
4626 TAYPORT AVE
GROVE CITY OH 43123

GIBSON SCOTT H
GIBSON JULIE E
4638 TAYPORT AVE
GROVE CITY OH 43123

TORRES MICHAEL A
TORRES DENA M
4658 TAYPORT AVE
GROVE CITY OH 43123

CHESSHIR MARKIE B
CHESSHIR STEVEN M
4670 TAYPORT AVE
GROVE CITY OH 43123

MCCLISH JEFFREY S
4682 TAYPORT AVE
GROVE CITY OH 43123

HAKES DANIEL R
HAKES LAURA J

4694 TAYPORT AVE
GROVE CITY OH 43123

CACCHIO JOSEPH R
CACCHIO NIKKI
1979 CAPLINGER DR
GROVE CITY OH 43123

STEPHENS WALTER J III
STEPHENS CONNIE K
4743 SNOWY MEADOW DR
GROVE CITY OH 43123

WOMACK JERYLL L
4737 SNOWY MEADOW DR
GROVE CITY OH 43123

DESKINS-KNEBEL DEANI L
KNEBEL LOUIS D
4731 SNOWY MEADOW DR
GROVE CITY OH 43123

HAMPTON TRISHA F
4725 SNOWY MEADOW DR
GROVE CITY OH 43123

JECH JESSICA L
4708 GRAND STRAND DR
GROVE CITY OH 43123

BALL RAYMOND H
OWENS-BALL KENDRA
4709 GRAND STRAND DR
GROVE CITY OH 43123

PINNACLE CLUB HOMEOWNERS
ASSOC INC
9054 COTTER ST
LEWIS CENTER OH 43035